

Stockton Services  
PO Box 1306  
Hampton, NH 03843-1306  
603 929-7404

Eileen Nevins  
Unit 3-1, One Park Avenue  
Hampton, NH 03842

Statement 07/28/2018

Locus: Farley property, Crank Road, Hampton Falls, NH

Re: Vacant land opposite 33 Crank Road,  
Hampton Falls Tax Map 1 Lot 84  
Consultation, research, and preparation of report

Re: Land and buildings at 33 Crank Road  
Hampton Falls Tax Map 1 Lot 64  
Preparation of metes and bounds description for proposed deed.

**Balance due . . . . . \$ 900.00**

Thank you.

*Tocky*

## **ADDENDUM TO PURCHASE AND SALE AGREEMENT**

33 Crank Road, Hampton Falls, New Hampshire

Linda Farley ("Seller")

Tara Emmett and Lamya Forghany ("Buyers")

Seller and Buyers are parties to a Purchase and Sale Agreement ("PSA") for the Property known as 33 Crank Road, Hampton Falls, New Hampshire. The PSA provides for the conveyance of the house lot and pond lot. A dispute developed prior to closing regarding the conveyance of the pond lot (Book 5846, Page 0997-0998). In an effort to avoid litigation and resolve the dispute, Seller and Buyers agree to amend the PSA as follows:

1. The date for the Buyers' performance shall be extended to September 1, 2018. The Buyers shall make their best efforts to close at the earliest possible date.
2. The Seller shall not be required to convey the entire pond lot which is estimated to be approximately 2.47 acres in size. Instead, the Seller shall seek to subdivide the pond lot or otherwise adjust the boundaries of the pond lot to create a parcel that includes the entirety of the pond and sufficient curtilage within the boundaries of the pond lot to access and maintain the pond. The Seller and Buyers shall cooperate to define and describe the pond lot as soon as possible. The Seller shall pay for all costs related to the subdivision or boundary line adjustment including, but not limited to, engineering, survey, legal fees and filing fees.

### **FIRST CONVEYANCE**

3. The Property shall be conveyed in two transactions. The first conveyance, to be closed prior to September 1, 2018, shall be the conveyance of the house and the house lot (Book 5846, Page 0999-1000). The purchase price for the house and the house lot shall be Three Hundred Fifty-Three Thousand (\$353,000.00) Dollars. At the first conveyance, the Buyers shall place an additional Seventeen Thousand (\$17,000.000) Dollars in an escrow account maintained by the

escrow agent to fund the second conveyance. At the first conveyance, the seller shall convey an exclusive appurtenant easement of the pond lot to the buyers.

#### **SECOND CONVEYANCE**

4. The second conveyance shall be the pond lot. The closing of the second conveyance shall occur within thirty (30) days of receipt of all final approvals required to create the pond lot. The Purchase Price for the pond lot shall be Seventeen Thousand (\$17,000.00) Dollars.

If the Seller is unable to convey good and marketable title to the pond lot to be created, the Seventeen Thousand (\$17,000.00) Dollars shall be refunded to the Buyers.

5. The Buyer may close on an earlier date upon forty-eight-hour notice to the Seller. Seller shall sign all usual and customary closing documents and title insurance affidavits.

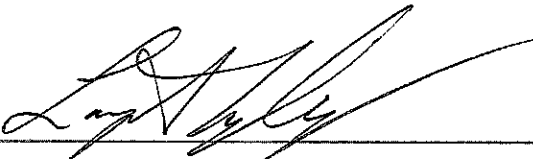
6. The Seller shall grant the Buyer a right of first refusal to purchase the entire Pond lot at fair market value, if the lot line adjustment or subdivision fails or the remainder of the pond lot, (if the subdivision or boundary line adjustment is successful), is offered for sale after subdivision or approval of a boundary line adjustment.

7. All other terms and conditions of the PSA, as amended, including the Seller's contribution of Ten Thousand (\$10,000.00) Dollars to Buyer's Closing Costs shall remain in full force and effect.


8. This Addendum must be signed by all parties by 11 AM EST on July 23, 2018, time being of the essence.

By: Linda Farley  
Linda Farley, Seller

Dated: July 23, 2018

By:   
Lamya A. Forghany, Buyer

Dated: July 23, 2018

By:   
Tara Emmett, Buyer

Dated: July 23, 2018



**ADDENDUM**  
**TO THE PURCHASE AND SALES AGREEMENT**  
**New Hampshire Association of REALTORS® Standard Form**



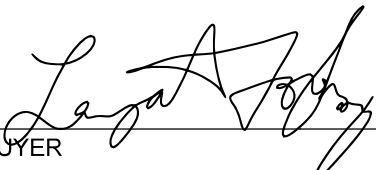


Addendum to the Purchase and Sales Agreement dated June 12, 2018 between  
Linda Farley ("SELLER"), and  
Lamya A. Forghany & Tara Emmett ("BUYER"), for  
the property located at 33 Crank Road Hampton Falls, NH,  
hereby agree to the following:

Pursuant to the financing contingency clause of the purchase and sales agreement, the parties hereby agree to extend the mortgage commitment date until July 16, 2018. If this extension request is acceptable, please confirm the same by your signature below. This notice is meant to preserve the buyers rights under said clause and to allow the buyer additional time for the buyer's lender to fully process the loan. If this extension is not agreed to, this letter shall serve as a formal notice to you of the buyer's inability to obtain financing, whereby all deposits tendered under said agreement must now be returned to the buyer.

Closing date is also hereby extended to July 23, 2018. Both parties agree that if a sooner date is available and agreeable, both parties shall close on that mutual date without the need for an additional addendum.

**All other aspects of the aforementioned Purchase and Sales Agreement shall remain in full force and effect.**

**EACH PARTY IS TO RECEIVE A FULLY EXECUTED DUPLICATE ORIGINAL OF THIS AGREEMENT.**

text	
<div style="display: flex; align-items: center;"><div style="margin-right: 20px;"> BUYER</div><div style="text-align: center;">7-3-2018 / DATE / TIME</div></div>	<div style="display: flex; align-items: center;"><div style="margin-right: 20px;"> BUYER</div><div style="text-align: center;">7-3-2018 / DATE / TIME</div></div>
<div style="display: flex; align-items: center;"><div style="margin-right: 20px;"> SELLER</div><div style="border: 1px solid black; padding: 2px; font-size: 8px; margin-right: 20px;">dotloop verified 07/06/18 1:34PM EDT UR8D-I07T-SHAT-OEGF</div><div style="text-align: center;">/ / DATE / TIME</div></div>	<div style="display: flex; align-items: center;"><div style="margin-right: 20px;">/ / SELLER</div><div style="text-align: center;">/ / DATE / TIME</div></div>

**AUTHORIZATION FOR RELEASE OF ESCROW**  
**New Hampshire Association of REALTORS® Standard Form**



1. FOR VALUE RECEIVED, we, the undersigned acknowledge a certain Purchase and Sales Agreement dated 06/12/2018 ("SALES AGREEMENT") for the purchase of certain real estate situated at

33 Crank Road, Hampton Falls, NH 03844

Both parties acknowledge that this deposit has been returned and replaced with a different check for the same amount. All other terms of the contract remain in effect.

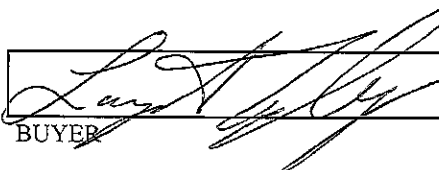
~~and hereby agree to the termination of the SALES AGREEMENT, to render same null and void, and to discharge the respective obligations of all parties thereto.~~

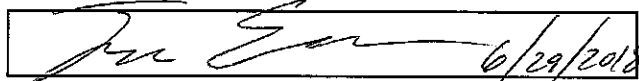
2. Accordingly, the undersigned hereby authorize and direct   Keller Williams Coastal Realty ("FIRM"), the holders of certain escrow funds pursuant to the SALES AGREEMENT, to release in the following manner:

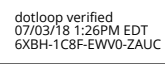
\$ \$5000.00 to Lamya Forghany  
NAME

\$ \_\_\_\_\_ to \_\_\_\_\_  
NAME

3. All parties hereby agree to hold FIRM harmless from such claims, suits, actions and damages arising solely out of release of the escrow funds.

 6/29/18  
BUYER DATE

 6/29/2018  
BUYER DATE

Linda Farley   
SELLER DATE

\_\_\_\_\_  
SELLER DATE

# Escrow Deposit

Agent Name:

Nancy Kington

(Is the other agent a KWCLM Agent? If so

who?)

Property Address:

Street 33 Crank St  
Town, State Hampton Falls NH

Buyer:

Deposit Amount:

\$ 5000 + 10000 = 15,000

Check Number:

131741132 & 131741136

Circle one:

First Deposit

Second Deposit

Accounting:

Deposit Date: 06/26/18

Account:

**Bank of America**

Cashier's Check

No. 1317411136

Notice to Purchaser: In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 06/26/18 03:08:24 PM

CONCORD BANKING CENTER

0004 0001125 0050

Pay



**BANK OF AMERICA** ONE ZERO ZERO ZERO ZERO CTSCTS

**\*\*\$10,000.00\*\***

**\*\*Ten Thousand and 00/100 Dollars\*\***

To The **KELLER WILLIAMS**  
Order Of

Remitter (Purchased By): **TARA EMMETT**

Bank of America, N.A.  
SAN ANTONIO, TX

*Patricia Rhee*

AUTHORIZED SIGNATURE

⑈ 1317411136 ⑆ 114000019 ⑆ 001641005156 ⑈

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

**Bank of America**

Cashier's Check

No. 1317411137

Notice to Purchaser: In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 06/26/18 03:08:24 PM

CONCORD BANKING CENTER

0004 0001125 0050

Pay



**BANK OF AMERICA** FIVE ZERO ZERO ZERO CTSCTS

**\*\*\$5,000.00\*\***

**\*\*Five Thousand and 00/100 Dollars\*\***

To The **KELLER WILLIAMS**  
Order Of

Remitter (Purchased By): **TARA EMMETT**

Bank of America, N.A.  
SAN ANTONIO, TX

*Patricia Rhee*

AUTHORIZED SIGNATURE

**ADDENDUM**  
**TO THE PURCHASE AND SALES AGREEMENT**  
New Hampshire Association of REALTORS® Standard Form



Addendum to the Purchase and Sales Agreement dated June 12, 2018 between

Lamya Forghany Tara Emmett ("SELLER"), and  
("BUYER"), for

the property located at 33 Crank Road Hampton Falls NH

hereby agree to the following:

Buyer releases home inspection on 33 Crank Road Hampton Falls, NH. Buyer removes all inspection contingencies.

RAY

TIME

LF  
06/22/18  
7:15AM EDT

All other aspects of the aforementioned Purchase and Sales Agreement shall remain in full force and effect.

EACH PARTY IS TO RECEIVE A FULLY EXECUTED DUPLICATE ORIGINAL OF THIS AGREEMENT.

[Signature] 6/21/18 5:30  
BUYER DATE / TIME

Tara Emmett 6/21/18 5:34 PM  
BUYER DATE / TIME

Linda Farley  
dotloop verified  
06/22/18 7:15AM EDT  
ZJUE-KTPN-PPFP-2YEU  
SELLER DATE / TIME

SELLER DATE / TIME

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**ADDENDUM**  
**TO THE PURCHASE AND SALES AGREEMENT**  
**New Hampshire Association of REALTORS® Standard Form**



Addendum to the Purchase and Sales Agreement dated June 12, 2018 between  
Lamya Forghany ("SELLER"), and  
Tara Emmett ("BUYER"), for

the property located at 33 Crank Road Hampton Falls NH,

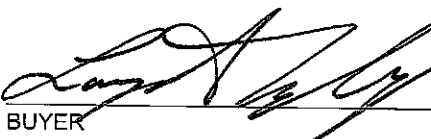
hereby agree to the following:


Seller agrees to new purchase price of \$370,000.00 with \$10,000.00 towards buyer closing costs.

To include parcel of land known as "The Pond" located on Crank Road, NH. Parcel II only Book 5846 Page 0999.

All other aspects of the aforementioned Purchase and Sales Agreement shall remain in full force and effect.

EACH PARTY IS TO RECEIVE A FULLY EXECUTED DUPLICATE ORIGINAL OF THIS AGREEMENT.

	<u>6/21/18</u> , <u>5:30pm</u>	<u>Tara Emmett</u>	<u>6/21/18</u> <u>3:43 PM</u>
BUYER	DATE / TIME	BUYER	DATE / TIME

 <u>Linda Farley</u>	<div style="border: 1px solid black; padding: 2px; font-size: 0.8em;">dotloop verified 06/22/18 7:18AM EDT SYX0-PURS-40T6-NKMP</div>		
SELLER	DATE / TIME	SELLER	DATE / TIME

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**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**

New Hampshire Association of REALTORS® Standard Form

**TO BE COMPLETED BY SELLER**

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. **SELLER:** Linda Farley  
 2. **PROPERTY LOCATION:** 33 Crank Road, Hampton Falls, NH 03844  
 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No  
 4. **SELLER:** ☐ has ☒ has not occupied the property for \_\_\_\_\_ years.

**5. WATER SUPPLY**

Please answer all questions regardless of type of water supply.

- a. **TYPE OF SYSTEM:** ☐ Public ☒ Private ☐ Seasonal ☒ Unknown  
☐ Drilled ☐ Dug ☐ Other \_\_\_\_\_

- b. **INSTALLATION:** Location: unknown

Installed By: unknown

Date of Installation: unknown

What is the source of your information? \_\_\_\_\_

- c. **USE:** Number of persons currently using the system: 0

Does system supply water for more than one household? ☐ Yes ☒ No

- d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: ☐ Yes ☐ No ☐ N/A

Quantity: ☐ Yes ☐ No

Quality: ☐ Yes ☐ No ☒ Unknown

If YES to any question, please explain in Comments below or with attachment.

- e. **WATER TEST:** Have you had the water tested? ☐ Yes ☐ No Date of most recent test \_\_\_\_\_

If YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No

If YES, are test results available? ☐ Yes ☐ No What steps were taken to remedy the problem? \_\_\_\_\_

Seller never lived in property.

COMMENTS: \_\_\_\_\_

**6. SEWAGE DISPOSAL SYSTEM**

- a. **TYPE OF SYSTEM:** Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No  
 Private: ☒ Yes ☐ No ☐ Unknown  
 Septic Design Available: ☐ Yes ☐ No

- b. **IF PUBLIC OR COMMUNITY/SHARED**

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? \_\_\_\_\_

- c. **IF PRIVATE:**

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☒ Unknown ☐ Other \_\_\_\_\_

Tank Size \_\_\_\_\_ Gal. ☒ Unknown ☐ Other \_\_\_\_\_

Tank Type ☐ Concrete ☐ Metal ☒ Unknown ☐ Other \_\_\_\_\_

Location: \_\_\_\_\_ ☒ Location Unknown Date of Installation: \_\_\_\_\_

Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: Seller has never lived in property

- d. **LEACH FIELD:** ☐ Yes ☐ No ☐ Other unknown

If YES, Location: \_\_\_\_\_ Size \_\_\_\_\_ ☒ Unknown

Date of installation of leach field: \_\_\_\_\_ ☐ Installed By: \_\_\_\_\_

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: \_\_\_\_\_

SELLER(S) INITIALS LF

BUYER(S) INITIALS GP

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**

**TO BE COMPLETED BY SELLER****PROPERTY LOCATION:** 33 Crank Road, Hampton Falls, NH 03844

- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☒ Unknown  
 IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

Source of Information: \_\_\_\_\_

Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <b>INSULATION</b>	<b>LOCATION</b>	<b>Yes</b>	<b>No</b>	<b>Unknown</b>	<b>If YES, Type</b>	<b>Amount</b>	<b>Unknown</b>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

**8. HAZARDOUS MATERIAL****a. UNDERGROUND STORAGE TANKS - Current or previously existing:**Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☐ No ☒ UnknownIF YES: Are tanks currently in use? ☐ Yes ☐ No

IF NO: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No Comments: \_\_\_\_\_If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown**b. ASBESTOS - Current or previously existing:**As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ UnknownIn the siding? ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other \_\_\_\_\_

☐ Yes ☐ No☒ Unknown☐ Yes ☐ No☐ Unknown

If YES, Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: \_\_\_\_\_

By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ☐ Yes ☐ NoAre test results available? ☐ Yes ☐ No Comments: \_\_\_\_\_**d. RADON/WATER - Current or previously existing:**Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: \_\_\_\_\_

By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ☐ Yes ☐ NoAre test results available? ☐ Yes ☐ No Comments: \_\_\_\_\_**e. LEAD-BASED PAINT - Current or previously existing:**Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: \_\_\_\_\_

SELLER(S) INITIALS

BUYER(S) INITIALS

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 33 Crank Road, Hampton Falls, NH 03844

f. Are you aware of any other hazardous materials? ☐ Yes ☐ No

If YES: Source of information: \_\_\_\_\_

Comments: unknown

**9. GENERAL INFORMATION**

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: \_\_\_\_\_

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No If YES, Explain: \_\_\_\_\_

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☒ YES ☐ NO ☐ UNKNOWN If YES, Explain: \$500.00 Veterans

f. Is any part of this property in Current Use? ☐ Yes ☒ No ☐ Unknown If YES, Explain: \_\_\_\_\_

g. Is this property located in a Federally Designated Flood Zone? ☐ Yes ☐ No ☒ Unknown

h. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, By: \_\_\_\_\_

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

i. How is the property zoned? Residential

j. Heating System Age: unknown Type: FHW Fuel: Oil Tank/Location: \_\_\_\_\_

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: unknown Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Comments: \_\_\_\_\_

k. Roof Age: unknown Type of Roof Covering: unknown

Moisture or leakage: unknown

Comments: \_\_\_\_\_

l. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: \_\_\_\_\_

Moisture or leakage: unknown

Comments: \_\_\_\_\_

m. Chimney(s) How Many? 2 Lined? unknown Last Cleaned: unknown Problems? \_\_\_\_\_

n. Plumbing Type: unknown Age: \_\_\_\_\_

Comments: \_\_\_\_\_

o. Domestic Hot Water: Age: unknown Type: unknown Gallons: \_\_\_\_\_

p. Electrical System Amps: unknown ☐ Circuit Breakers ☐ Fuses

Comments: \_\_\_\_\_

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☐ No

If Yes, please explain: unknown

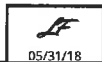
r. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☐ No Type: \_\_\_\_\_

Comments: unknown

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: \_\_\_\_\_

t. Other (e.g. Alarm System, Irrigation System, etc.) none

SELLER(S) INITIALS

 05/31/18 8:12AM EDT

BUYER(S) INITIALS





**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 33 Crank Road, Hampton Falls, NH 03844

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

**10. ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

This home is being sold "AS IS" with no representation or warranties made by the Seller.

**ACKNOWLEDGEMENTS:**

**SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.**

**SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).**

*Linda Farley*  
dotloop verified  
05/31/18 8:12AM EDT  
TEDJ-3EQD-XS9G-CNR6

SELLER

DATE

SELLER

DATE

**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.**

*Linda Farley*  
6/13/18

BUYER

DATE

*[Signature]*  
6/13/18

BUYER

DATE

**PURCHASE AND SALES AGREEMENT**  
**New Hampshire Association of REALTORS® Standard Form**



June 12, 2018 ("EFFECTIVE DATE")  
 EFFECTIVE DATE is defined in Section 21 of this Agreement.

1. **THIS AGREEMENT** made this 12th day of June, 2018, between  
Linda Farley  
 ("SELLER") of 55 Winthrop  
City/Town Kingston, State NH Zip 01832  
 and Lamya A Forghany & Tara Emmett  
 ("BUYER") of 105 Bennington Street  
City/Town Haverhill, State MA Zip 01832
  
2. **WITNESSETH:** That SELLER agrees to sell and convey, and BUYER agrees to buy certain real estate situated in City/Town of Hampton Falls located at 33 Crank Road  
County Rockingham Book 5846 Page 0997 Date \_\_\_\_\_ ("PROPERTY").
  
3. The **SELLING PRICE** is Four Hundred Thirty Five Thousand Dollars \$435,000.00.  
 A DEPOSIT in the form of personal check, is to be held in an escrow account by  
Keller Williams Coastal Realty ("ESCROW AGENT"). BUYER ☐ has delivered, or ☒ will deliver to the ESCROW AGENT's FIRM within 4 days of the EFFECTIVE DATE, a deposit of earnest money in the amount of \$5,000.00.  
 BUYER agrees that an additional deposit of earnest money in the amount of \$10,000.00 will be delivered on or before June 30th, 2018. If BUYER fails to deliver the initial or additional deposit in compliance with the above terms, SELLER may terminate this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check, in the amount of \$420,000.00.
  
4. **DEED:** Marketable title shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except usual public utilities serving the PROPERTY.
  
5. **TRANSFER OF TITLE:** On or before July 16th, 2018 at Closing attorney place of business or some other place of mutual consent as agreed to in writing.
  
6. **POSSESSION:** Full possession and occupancy of the premises with all keys shall be given upon the transfer of title free of all tenants and occupant's personal property and encumbrances except as herein stated. Said premises to be then in the same condition in which they now are, reasonable wear and tear excepted. SELLER agrees that the premises will be delivered to BUYER free of all debris and in "broom clean" condition. Exceptions: Buyer will have the right to inspect the property 24 hours before closing.  
 Buyer reserves the right to conduct a walk through inspection upon reasonable notice to SELLER's real estate FIRM within 24 hours prior to time of closing to ensure compliance with the terms of this Agreement.
  
7. **REPRESENTATION:** The undersigned SELLER(S) and BUYER(S) acknowledge the roles of the agents as follows:  
Nancy Kingston of Keller Williams Coastal Realty  
 is a ☒ seller agent ☐ buyer agent ☐ facilitator ☐ disclosed dual agent\*  
Kiel Lynch of Bentley's Real Estate  
 is a ☐ seller agent ☒ buyer agent ☐ facilitator ☐ disclosed dual agent\*  
 \*If agent(s) are acting as disclosed dual agents, SELLER and BUYER acknowledge prior receipt and signing of a Dual Agency Informed Consent Agreement.  
☐ **NOTICE OF DESIGNATED AGENCY:** If checked, notice is hereby given that BUYER is represented by a designated buyer's agent and SELLER is represented by a designated seller's agent in the same firm.
  
8. **INSURANCE:** The buildings on said premises shall, until full performance of this Agreement, be kept insured against fire, with extended coverage by SELLER. In case of loss, all sums recoverable from said insurance shall be paid or assigned, on delivery of deed, to BUYER, unless the premises shall previously have been restored to their former condition by SELLER; or, at the option of BUYER, this Agreement may be rescinded and the DEPOSIT refunded if any such loss exceeds \$10,000.00.

SELLER(S) INITIALS [Signature] / [Signature] BUYER(S) INITIALS [Signature] / [Signature]

**PURCHASE AND SALES AGREEMENT**  
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**9. TITLE:** If upon examination of title it is found that the title is not marketable, SELLER shall have a reasonable time, not to exceed thirty (30) days from the date of notification of defect (unless otherwise agreed to in writing), to remedy such defect. Should SELLER be unable to provide marketable title within said thirty (30) days, BUYER may rescind this Agreement at BUYER'S sole option, with full deposit being refunded to BUYER and all parties being released from any further obligations hereunder. SELLER hereby agrees to make a good faith effort to correct the title defect within the thirty (30) day period above prescribed once notification of such defect is received. The cost of examination of the title shall be borne by BUYER.

**10. PRORATIONS:** Taxes, condo fees, special assessments, rents, water and sewage bills shall be prorated as of time and date of closing. ~~Buyer shall pay for all fuel remaining in tank(s) calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount owed shall be determined using the most recently available cash price of the company that last delivered the fuel.~~

**11. PROPERTY INCLUDED:** All Fixtures Refrigerator, Washer, Dryer, Stove & Dishwasher, Microwave.

**12.** In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas and Lead Paint:

**RADON:** Radon, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**Arsenic:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD:** Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

Disclosure Required ☒ YES ☐ NO

**13. BUYER ACKNOWLEDGES PRIOR RECEIPT OF SELLER'S PROPERTY DISCLOSURE FORM AND SIGNIFIES**

BY INITIALING HERE:

[Signature] [Signature]

**14. INSPECTIONS:** The BUYER is encouraged to seek information from licensed home inspectors and other professionals normally engaged in the business regarding any specific issue of concern. SELLER'S real estate FIRM makes no warranties or representations regarding the condition, permitted use or value of the SELLER'S real or personal property. This Agreement is contingent upon the following inspections, with results being satisfactory to the BUYER:

TYPE OF INSPECTION:	YES	NO	RESULTS TO SELLER	TYPE OF INSPECTION:	YES	NO	RESULTS TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 12 days	f. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within days
b. Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 12 days	g. Pests	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 12 days
c. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 12 days	h. Hazardous Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within days
d. Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 12 days	i. Plumbing/Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 12 days
e. Radon Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 12 days	j. _____	<input type="checkbox"/>	<input type="checkbox"/>	within days

**The use of days is intended to mean calendar days from the effective date of this Agreement. TIME IS OF THE ESSENCE** in the observance of all deadlines set forth within this Paragraph 14. All inspections will be done by licensed home inspectors or other professionals normally engaged in the business, to be chosen and paid for by BUYER. If BUYER does not notify SELLER in writing that the results of an inspection are unsatisfactory within the time period set forth above, the contingency is waived by BUYER. **If the results of any inspection specified herein reveal significant issues or defects, which were not previously disclosed to BUYER then:**

(a) BUYER shall have the option at BUYER'S sole discretion to terminate this Agreement and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13; or

(b) If BUYER elects to notify SELLER in writing of the unsatisfactory condition(s) then:

1) SELLER and BUYER can reach agreement in writing on the method of repair or remedy of the unsatisfactory condition(s); or

SELLER(S) INITIALS

[Signature]  
06/12/18

BUYER(S) INITIALS

[Signature] [Signature]

**PURCHASE AND SALES AGREEMENT**  
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- 2) If SELLER elects not to repair or remedy the unsatisfactory condition(s) the BUYER may release the home inspection contingency and accept the property as is; or
- 3) If SELLER and BUYER cannot reach agreement in writing with respect to the method of repair and remedy of the unsatisfactory condition(s), then this Agreement is terminated and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13.

Notification in writing of SELLER'S intent to repair or remedy or not to repair or remedy pursuant to Section (b) above, shall be delivered to BUYER or their licensee within five (5) days of receipt by SELLER of notification of unsatisfactory condition(s). BUYER shall respond in writing to SELLER'S notification within five (5) days. If BUYER does not respond within five (5) days, SELLER may elect to terminate this Agreement and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13.

In the absence of inspection mentioned above, BUYER is relying upon BUYER'S own opinion as to the condition of the PROPERTY.

**BUYER HEREBY ELECTS TO WAIVE THE RIGHT TO ALL INSPECTIONS AND SIGNIFIES BY INITIALING**

HERE:



**15. DUE DILIGENCE:** This Agreement is contingent upon BUYER'S satisfactory review of the following:

	YES	NO		YES	NO
a. Restrictive Covenants of Record	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Condominium documentation per N.H. RSA 356-B:58	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Easements of Record/Deed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Co-op/PUD/Association Documents	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Park Rules and Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Availability of Property/Casualty Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			g. Availability and cost of Flood Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If such review is unsatisfactory, BUYER must notify SELLER in writing within 12 days from the effective date of the Agreement failing which such contingency shall lapse.

**16. LIQUIDATED DAMAGES:** If BUYER shall default in the performance of their obligation under this Agreement, the amount of the deposit may, at the option of SELLER, become the property of SELLER as reasonable liquidated damages. In the event of any dispute relative to the deposit monies held in escrow, the **ESCROW AGENT** may, in its sole discretion, pay said deposit monies into the Clerk of Court of proper jurisdiction in an Action of Interpleader, providing each party with notice thereof at the address recited herein, and thereupon the **ESCROW AGENT** shall be discharged from its obligations as recited therein and each party to this Agreement shall thereafter hold the **ESCROW AGENT** harmless in such capacity. Both parties hereto agree that the **ESCROW AGENT** may deduct the cost of bringing such Interpleader action from the deposit monies held in escrow prior to the forwarding of same to the Clerk of such court.

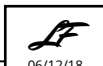
**17. PRIOR STATEMENTS:** Any verbal representation, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

**18. FINANCING:** This Agreement (☒ is) (☐ is not) contingent upon BUYER obtaining financing under the following terms:

AMOUNT \$375,000.00 TERM/YEARS 30 RATE market MORTGAGE TYPE Conventional

For the purposes of this Agreement, financing is to be demonstrated by a conditional loan commitment letter, which states that BUYER is creditworthy, has been approved and that the lender shall make the loan in a timely manner at the Closing on specified customary conditions for a loan of the type specified above. BUYER is responsible to resolve all conditions included in the loan commitment by the Closing date.

SELLER(S) INITIALS

  
06/12/18  
4:49PM EDT

BUYER(S) INITIALS





**PURCHASE AND SALES AGREEMENT**  
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The existence of conditions in the loan commitment will not extend either the Financing Deadline described below or the closing date.

BUYER hereby authorizes, directs and instructs its lender to communicate the status of BUYER'S financing and the satisfaction of lender's specified conditions to SELLER and SELLER'S/BUYER'S real estate FIRM.

TIME IS OF THE ESSENCE in the observance of all deadlines set forth within this financing contingency.

BUYER agrees to act diligently and in good faith in obtaining such financing and shall, within 3 calendar days from the effective date, submit a complete and accurate application for mortgage financing to at least one financial institution currently providing such loans, requesting financing in the amount and on the terms provided in this Agreement.

If BUYER provides written evidence of inability to obtain financing to SELLER by July 9th, 2018 ("Financing Deadline"), then:

- (a) This Agreement shall be null and void; and
- (b) All deposits will be returned to BUYER in accordance with the procedures required by the New Hampshire Real Estate Practice Act (N.H. RSA 331-A:13) ("the Deposit Procedures"); and
- (c) The premises may be returned to the market.

BUYER may choose to waive this financing contingency by notifying SELLER in writing by the Financing Deadline and this Agreement shall no longer be subject to financing.

If, however:

- (a) BUYER does not make application within the number of days specified above; or
- (b) BUYER fails to provide written financing commitment or written evidence of inability to obtain financing to SELLER by the Financing Deadline,

Then SELLER shall have the option of either:

- (a) Declaring BUYER in default of this Agreement; or
- (b) Treating the financing contingency as having been waived by BUYER.

If SELLER declares BUYER in default, in addition to the other remedies afforded under this Agreement:

- (a) SELLER will be entitled to all deposits in accordance with the Deposit Procedures; and
- (b) This Agreement will be terminated; and
- (c) The premises may be returned to the market for sale.

If SELLER opts to treat the financing contingency as waived or relies on a conditional loan commitment and BUYER subsequently does not close in a timely manner, SELLER can then declare BUYER in default. SELLER then, in addition to the other remedies afforded under this Agreement:

- (a) Will be entitled to all deposits in accordance with the Deposit Procedures; and
- (b) This Agreement will be terminated; and
- (c) The premises may be returned to the market for sale.

BUYER shall be solely responsible to provide SELLER in a timely manner with written evidence of financing or lack of financing as described above.

SELLER(S) INITIALS

06/12/18  
4:49PM EDT

BUYER(S) INITIALS



**PURCHASE AND SALES AGREEMENT**  
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**19. ADDITIONAL PROVISIONS:**

Offer subject to buyers satisfaction of home inspection.

To include washer, dryer, stove, refrigerator, microwave and dishwasher.

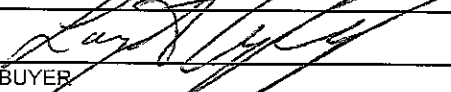
Seller to contribute \$10,000.00 towards buyers closing costs. Buyer is a licensed Broker and Attorney in Mass.

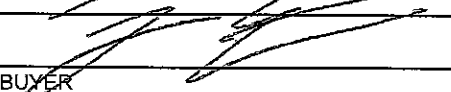
**20. ADDENDA ATTACHED:** ☐ Yes ☒ No

**21. EFFECTIVE DATE/NOTICE:** Any notice, communication or document delivery requirements in this agreement may be satisfied by providing the required notice, communication or documentation to the party or their licensee. All notices and communications must be in writing to be binding except for withdrawals of offers or counteroffers. This Agreement is a binding contract when signed and all changes initialed by both BUYER and SELLER and when that fact has been communicated in writing which shall be the EFFECTIVE DATE. Licensee is authorized to fill in the EFFECTIVE DATE on Page 1 hereof. The use of days is intended to mean calendar days from the EFFECTIVE DATE of this Agreement. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the EFFECTIVE DATE, unless another starting date is expressly set forth, beginning with the first day after the EFFECTIVE DATE, or such other established starting date, and ending at 12:00 midnight Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 12:00 midnight Eastern Time on such date.

**Each party is to receive a fully executed copy of this Agreement.** This Agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

**PRIOR TO EXECUTION, IF NOT FULLY UNDERSTOOD, PARTIES ARE ADVISED TO CONTACT AN ATTORNEY.**

 6/12/18  
BUYER DATE/TIME

 6/12/2018  
BUYER DATE/TIME


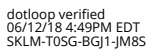
105 Bennington Street  
MAILING ADDRESS

105 Bennington Street  
MAILING ADDRESS

Haverhill, MA 01832  
CITY STATE ZIP

Haverhill, MA 01832  
CITY STATE ZIP

SELLER accepts the offer and agrees to deliver the above-described PROPERTY at the price and upon the terms and conditions set forth.

  DATE/TIME  
SELLER DATE/TIME

DATE/TIME  
SELLER DATE/TIME

33 Crank Road  
MAILING ADDRESS

MAILING ADDRESS

Hampton Falls, NH 03844  
CITY STATE ZIP

CITY STATE ZIP

**Order Reference#** KIN0716181  
**Examiner:** Scott Olsen  
**Order Type:** Full Title Search  
**Run from:** 3/27/1954  
**Run to:** 7/16/2018

**Property Address:**  
33 Crank Road, Hampton Falls, NH  
**Map/Lot#:** 1-64 (House lot)

### CURRENT OWNER INFORMATION

**Grantor:** Ralph M. Farley and June Barbara Farley

**Grantee:** Ralph M. Farley and June Barbara Farley and Linda Farley

**Consideration:** Nominal

**Tax Stamp:**

**Deed Type:** Warranty

**Tenancy:** Joint Tenants

**Dated:** 8/10/2017

**Recorded:** 8/18/2017

**Book:** 5846

**Page:** 999

**Document#**

**Comments:** June B. Farley died 12/12/2017, Death Certificate at Book 5884 Page 1844. Ralph M. Farley died 12/13/2017, Death Certificate at Book 5884 Page 1845. Linda Farley is the surviving Joint Tenant. For further reference see Plan# C-3571.

**Total number of outstanding encumbrances on record:** 0-None

### MORTGAGE

**Borrower:**

**Lender:**

**Amount:**

**Type:**

**Dated:**

**Recorded:**

**Maturity Date:**

**Book:**

**Page:**

**Document#**

**Assigned to:** None

**Dated:**

**Recorded:**

**Book:**

**Page:**

**Document#**

### MORTGAGE

**Borrower:**

**Lender:**

**Amount:**

**Type:**

**Dated:**

**Recorded:**

**Maturity Date:**

**Book:**

**Page:**

**Document#**

**Assigned to:** None

**Dated:**

**Recorded:**

**Book:**

**Page:**

**Document#**

### OTHER ENCUMBRANCE/JUDGMENT-None

**Encumbrance Type:**

**In favor Of:**

**Against:**

**Dated:**

**Recorded:**

**Book:**

**Page:**

**Document#**

**Court:**

**Court Docket#**

**Amount Of Lien:**

**Comments:**

**Other Notes/Comments:** Town Assessment pages provided. Note that the deed reference in the assessment records is incorrect.

33 CRANK ROAD - HOUSE LOT

MAP 1 LOT 64

Assessment Records showing incorrect Deed Reference

T 7/16

Deed Info

- 5846-999 8/10/17 = WD Ralph M. Farley & June Barbara Farley to Ralph M. Farley, June Barbara Farley & Linda Farley - All as JT

- PARCEL I: 1311-362 3/27/54 = WD Lantz to Ralph M. & June B. Farley

- PARCEL II: 1335-436 9/23/54 = QCD Lantz to Ralph M. & June B. Farley

- PLAN C-3571

RALPH M. FARLEYJUNE B. FARLEYLINDA FARLEY

➤ 3/27/54 - 7/16/18

X 1334-352 10/26/54 mtg - Marginal Release

X 1341-256 1/5/55 mtg - Marginal Release

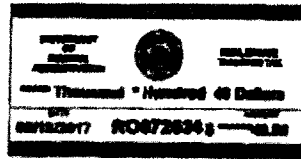
X 1361-434 7/19/55 mtg - Disc 2211-1471

X 1673-348 6/6/63 mtg - Disc 2440-1186

- 5884-1845 Ralph M. Farley Death Ctf. DOD 12/13/17

- 5884-1844 June B. Farley Death Ctf. DOD 12/12/17





## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Ralph M. Farley and June Barbara Farley, of 33 Crank Road, Hampton Falls, County of Rockingham and State of New Hampshire 03844, for nominal consideration, grant to Ralph M. Farley and June Barbara Farley, with a mailing address of 33 Crank Road, Hampton Falls, County of Rockingham and State of New Hampshire 03844, and Linda Farley of Kingston, Massachusetts, all as *joint tenants with rights of survivorship*, the following described premises with WARRANTY COVENANTS:

**Parcel I:** A certain tract of tillage land with any buildings thereon situated on Crank Road, so-called, in said Hampton Falls, containing two and a half acres more or less, and bounded and described as follows: northerly, by land of Marion C. Brown; easterly, by land of said Marion C. Brown and land of heirs of Henry Young; southerly, by Crank Road in part and in part by land of said heirs of Henry Young; and westerly, by land of Stephen Brown in part, and in part by land of Clarence E. Michaels, said tract being the same conveyed by Frank R. Pevear to Archibald Lantz as recorded in Rockingham County Registry of Deeds, Volume 819, Page 118.

Meaning and intending to describe the same premises conveyed to the Grantor in a deed dated March 27, 1954, and recorded at Book 1311, Page 362, in the Rockingham County Registry of Deeds.

**Parcel II:** A certain parcel of land and any buildings thereon in Hampton Falls, New Hampshire, containing one-half acre more or less, bounded southerly by Crank Road, so-called; westerly by land formerly owned by Clarence Michaels; northerly and easterly by land formerly owned by Archibald Lantz.

Meaning and intending to describe the same premises conveyed to the Grantor in a deed dated September 23, 1954, and recorded at Book 1335, Page 436 in the Rockingham County Registry of Deeds

Executed this 10<sup>th</sup> day of August, 2017.

035690

2017 AUG 18 PM 12:04

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

Elizabeth Blake  
Witness

Elizabeth Blake  
Witness

Ralph M. Farley  
Ralph M. Farley

June Barbara Farley  
June Barbara Farley

STATE OF NEW HAMPSHIRE  
ROCKINGHAM COUNTY

On this 10<sup>th</sup> day of August, 2017, personally appeared, before me, Ralph M. Farley and June Barbara Farley, personally known to me or proven to be the persons whose names are subscribed to the forgoing instrument, and acknowledged that they executed the same as their free act and deed. Before me,

E. C. —  
Notary Public

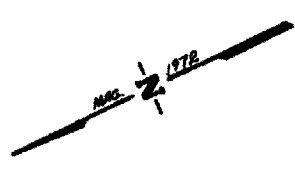
ELLEN A. NEWINS  
NOTARY PUBLIC  
NEW HAMPSHIRE  
COMMISSION  
EXPIRES  
JUNE 21, 2022

THIS PLAN SHOWS PERMETER BOUNDARY SURVEY ONLY: 3/9/78 DATE  
mark 1 = cell  
 CHAIRMAN: HAMPTON FALLS PLANNING BOARD

RECEIVED  
JAN 10 1964  
U.S. DEPARTMENT OF AGRICULTURE  
WASHINGTON, D.C.

NO.	BIB	PROJ NO	TZ-342	SHEET	OF

PLAN OF LAND



### 33 CRANK RD

**Location** 33 CRANK RD

**Mblu** 1/ 64/ / /

**Acct#**

**Owner** FARLEY RALPH M

**Assessment** \$307,100

**Appraisal** \$307,100

**PID** 112

**Building Count** 1

#### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$138,200	\$168,900	\$307,100
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$138,200	\$168,900	\$307,100

#### Owner of Record

**Owner** FARLEY RALPH M  
**Co-Owner** FARLEY JUNE B & LINDA  
**Address** 33 CRANK RD  
HAMPTON FALLS, NH 03844

**Sale Price** \$0  
**Certificate**  
**Book & Page** 5846/0997  
**Sale Date** 08/18/2017  
**Instrument** 1A

#### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FARLEY RALPH M	\$0		5846/0997	1A	08/18/2017
FARLEY RALPH M	\$0			1N	

#### Building Information

##### Building 1 : Section 1

**Year Built:** 1955  
**Living Area:** 1,928  
**Replacement Cost:** \$191,016  
**Building Percent** 60  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$114,600

**Building Attributes**

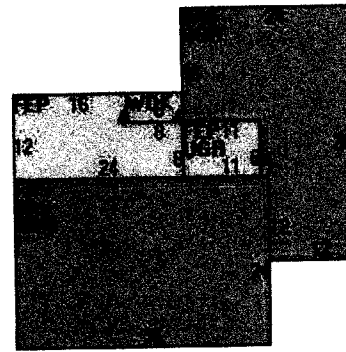
Field	Description
Style	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	K Pine/Av Wd
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9 Rooms
Bath Style:	Modern
Kitchen Style:	Modern

## Building Photo



(<http://images.vgsi.com/photos/HamptonFallsNHPhotos//\00\00\>)

## Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,496	1,496
FHS	Half Story, Finished	864	432
FEP	Porch, Enclosed, Finished	344	0
UBM	Basement, Unfinished	864	0
UGR	Undergrade Garage	720	0
WDK	Deck, Wood	32	0
		4,320	1,928

## Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,000	1
FPL2	1.5 STORY CHIM	1 UNITS	\$2,300	1
FPO	EXTRA FPL OPEN	1 UNITS	\$500	1

FPL	FIREPLACE	1 UNITS	\$1,000	1
-----	-----------	---------	---------	---

## Land

### Land Use

**Use Code** 1010  
**Description** Single Fam MDL-01  
**Zone** A  
**Neighborhood**  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 2.2  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$168,900  
**Appraised Value** \$168,900

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	POOL-INGR CONC		18X45	800 S.F.	\$7,700	1
CAB2	W/PLUMBING ETC		20X20	400 S.F.	\$8,000	1
PAV6	SV PAVING			1 UNITS	\$1,000	1
FOP	SCREEN HOUSE		8X19	152 S.F.	\$1,100	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$138,200	\$168,900	\$307,100
2016	\$138,200	\$168,900	\$307,100
2015	\$138,200	\$168,900	\$307,100

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$138,200	\$168,900	\$307,100
2016	\$138,200	\$168,900	\$307,100
2015	\$138,200	\$168,900	\$307,100

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**Order Reference#** KIN0716182**Examiner:** Scott Olsen**Order Type:** Full Title Search**Run from:** 10/26/1968**Run to:** 7/16/2018**Property Address:****Crank Road, Hampton Falls, NH****Map/Lot#:** 1-84 (Vacant lot)**CURRENT OWNER INFORMATION****Grantor:** Ralph M. Farley and June Barbara Farley**Grantee:** Ralph M. Farley and June Barbara Farley and Linda Farley**Consideration:** Nominal**Tax Stamp:****Deed Type:** Warranty**Tenancy:** Joint Tenants**Dated:** 8/10/2017**Recorded:** 8/18/2017**Book:** 5846**Page:** 997**Document#****Comments:** June B. Farley died 12/12/2017, Death Certificate at Book 5884 Page 1844. Ralph M. Farley died 12/13/2017, Death Certificate at Book 5884 Page 1845. Linda Farley is the surviving Joint Tenant. For further reference see Plan# 15987.**Total number of outstanding encumbrances on record:** 2**MORTGAGE-None****Borrower:****Lender:****Amount:****Type:****Dated:****Recorded:****Maturity Date:****Book:****Page:****Document#****Assigned to:** None**Dated:****Recorded:****Book:****Page:****Document#****MORTGAGE****Borrower:****Lender:****Amount:****Type:****Dated:****Recorded:****Maturity Date:****Book:****Page:****Document#****Assigned to:** None**Dated:****Recorded:****Book:****Page:****Document#****OTHER ENCUMBRANCE/JUDGMENT****Encumbrance Type:** Current Use Taxation**In favor Of:** Town of Hampton Falls, NH**Against:** Ralph M. Farley and June B. Farley**Dated:** 10/7/1975**Recorded:** 10/7/1975**Book:** 2245**Page:** 298**Document#****Court:****Court Docket#****Amount Of Lien:****Comments:****Other Notes/Comments:**

**Order Reference#** KIN0716182

### OTHER ENCUMBRANCE

**Encumbrance Type:** Current Use Taxation

**In favor Of:** Town of Hampton Falls, NH

**Against:** Ralph M. Farley and June B. Farley

**Dated:** 8/5/1977

**Recorded:** 8/5/1977

**Book:** 2289

**Page:** 1381

**Document#**

**Court:**

**Court Docket#**

**Amount Of Lien:**

**Comments:**

### OTHER ENCUMBRANCE

**Encumbrance Type:**

**In favor Of:**

**Against:**

**3/27/1992**

**Recorded:**

**Book:**

**Page:**

**Document#**

**Court:**

**Court Docket#**

**Amount Of Lien:**

**Comments:**

### OTHER ENCUMBRANCE

**Encumbrance Type:**

**In favor Of:**

**Against:**

**Dated:**

**Recorded:**

**Book:**

**Page:**

**Document#**

**Court:**

**Court Docket#**

**Amount Of Lien:**

**Comments:**

### OTHER ENCUMBRANCE

**Encumbrance Type:**

**In favor Of:**

**Against:**

**Dated:**

**Recorded:**

**Book:**

**Page:**

**Document#**

**Court:**

**Court Docket#**

**Amount Of Lien:**

**Comments:**



CRANK ROAD - OPEN LOT  
MAP 1 LOT 84

T 7/16

Deed Info

— 5846-997 8/10/17 = WD Ralph M. Farley & June Barbara Farley to Ralph M. Farley, June Barbara Farley & Linda Farley - Alias JT

✓ 1939-115 10/26/68 = WD Artman to Ralph M. Farley & June Barbara Farley

1.50 PLAN 15987

RALPH M. FARLEY

JUNE B. FARLEY

LINDA FARLEY

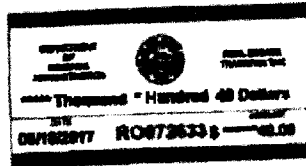
➤ 10/26/68 - 7/16/18

1. 2289-1381 8/5/77 Current Use Tax

1. 2245-298 10/7/75 Current Use Tax

— 5884-1845 Ralph M. Farley Death Certificate DOD 12/13/17

— 5884-1844 June B. Farley Death Certificate DOD 12/12/17



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Ralph M. Farley and June Barbara Farley, of 33 Crank Road, Hampton Falls, County of Rockingham and State of New Hampshire 03844, for nominal consideration, grant to Ralph M. Farley and June Barbara Farley, with a mailing address of 33 Crank Road, Hampton Falls, County of Rockingham and State of New Hampshire 03844, and Linda Farley of Kingston, Massachusetts, all as *joint tenants with rights of survivorship*, the following described premises with WARRANTY COVENANTS:

A certain parcel of land with any buildings hereon, situate in the Town of Hampton Falls, County of Rockingham, State of New Hampshire, and the parcel hereby conveyed being more particularly bounded and described as follows:

Beginning at a point on Crank Road, said Hampton Falls, which is directly opposite the point on said Crank Road which now marks the Southwesterly bound of other land of grantee; and thence along said Crank Road to the Northeasterly bound on said Road of the whole 24-acre parcel described in said first paragraph of said Scammon deed, recorded in Book 921, Page 99, which point shall henceforth be the Northeasterly bound of the parcel hereby conveyed; and thence Southerly along the line which marks the boundary of said 24-acre parcel and land now or formerly of George A. Janvrin to a point which in relation to said 24-acre parcel marks the bound of the same and land now or formerly of said Janvrin and land now or formerly of Levi Jenness and Samuel Leavitt; and thence Westerly along land now or formerly of said Jenness and Leavitt to a point which shall henceforth mark the Southwesterly bound of land of said Jenness and Leavitt and other land of grantor and of the parcel hereby conveyed; which point shall be that which is reached by drawing a straight line from the Northwesterly bound of other land of grantor on said Crank Road through the point of beginning; and thence along said line to the point of beginning, grantor meaning to convey to grantee hereby all of their frontage on said Crank Road opposite the frontage of other land of grantee on said road and all of the depth of their land along said distance, and grantor hereby declares that any survey made subsequent to the date of this instrument guided by their intent expressed herein shall be controlling over any inconsistency of description stated herein.

2017 AUG 18 PM 12: 04

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

035689

Meaning and intending to describe the same premises conveyed to the Grantor in a deed dated October 26, 1968, and recorded at Book 1939, Page 115, in the Rockingham County Registry of Deeds.

Executed this 10<sup>th</sup> day of August, 2017.

*Charlotte H. Blake*  
Witness

*R M Farley*  
Ralph M. Farley

*Charlotte H. Blake*  
Witness

*June Barbara Farley*  
June Barbara Farley

STATE OF NEW HAMPSHIRE  
ROCKINGHAM COUNTY

On this 10<sup>th</sup> day of August, 2017, personally appeared, before me, Ralph M. Farley and June Barbara Farley, personally known to me or proven to be the persons whose names are subscribed to the forgoing instrument, and acknowledged that they executed the same as their free act and deed. Before me,



*[Signature]*  
Notary Public

Oct 7 10 10 AM '75

REC'D OCT 7 1975  
HAMPDEN COUNTY  
REGISTER OF DEEDS

CURRENT USE TAXATION

1975 2245-0298

15051

For Land Located in Hampton Falls, N.H.

<u>Last</u>	<u>Name</u>	<u>First</u>	<u>Description</u>
1	Applecrest Farm Orchards Inc.		Map 4 Lot 17 Map 4 Lot 42 Map 4 Lot 66 Map 5 Lot 2 Map 5 Lot 14 Map 5 Lot 19 Map 5 Lot 39
2	Augusta, George and Gertrude		Map 5 Lot 22
3	Batchelder, David		Map 1 Lot 67
4	Batchelder, Heirs of Paul		Map 2 Lot 82 Map 6 Lot 11 Map 5 Lot 57 Map 9 Lot 2
5	Biggi, Harrison and Ann		Map 1 Lot 47
6	Brown, Donald and Carolyn		Map 5 Lot 42
7	Brown, Heirs of Stephen		Map 1 Lot 32 Map 4 Lot 6
8	Burnes, Thomas and Eleanor		Map 5 Lot 3
9	Coburn, William H.		Map 4 Lot 2 Map 4 Lot 52 Map 4 Lot 58
10	Combs, Walter and Edna		Map 1 Lot 18 Map 1 Lot 94
11	Cote, Olin and Dorothy		Map 1 Lot 81 Map 1 Lot 93 Map 1 Lot 85
12	Cram, John and Hope		Map 6 Lot 58
13	DeBenedictus, Nicholas and Mary		Map 7 Lot 64 Map 7 Lot 64-1
14	Farley, Ralph M. and June B.		Map 1 Lot 83 Map 1 Lot 84
15	Hamel, Stanley A.		Map 4 Lot 32
16	Hilliard, Robert and Margaret		Map 4 Lot 1
17	Janvrin's Inc.		Map 2 Lot 14
18	Janvrin, Gordon and D. Marie		Map 1 Lot 24
19	Janvrin, Richard		Map 2 Lot 13
20	Kelley, Mark and Adelaide		Map 1 Lot 53
21	Kent, Gloria		Map 5 Lot 12
22	Kent, Orendolyn		Map 5 Lot 51-1 Map 4 Lot 71
23	Kleigle, Ralph P. & Betty Lou		Map 1 Lot 18-1
24	Loosergan, Druscilla		Map 1 Lot 98
25	McLaughlin, Hilda		Map 4 Lot 45 Map 4 Lot 51

# CURRENT USE TAXATION

2289-1381

For Land Located in Hampton Falls, NH

Instructions: If town has tax map, show coordinates in description column.  
If town does not have tax map, enter accurate description of property using less than twenty (20) spaces.

21511

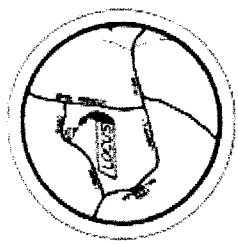
'77 AUG-5 4 8:50  
DEPT. OF REVENUE  
COUNTY OF HAMPSHIRE

Name		Description
Last	First	(Less than 20 Spaces)
1	<u>Cote, Olin &amp; Dorothy</u>	<u>Map 1 Lot 81</u>
2	<u></u>	<u>Map 1 Lot 85</u>
3	<u></u>	<u>Map 1 Lot 93</u>
4	<u>Cram, John &amp; Hope</u>	<u>Map 6 Lot 58</u>
5	<u>DeBenedictus, Nicholas</u>	<u>Map 7 Lot 64</u>
6	<u></u>	<u>Map 7 Lot 64-1</u>
7	<u>Elton Orchards</u>	<u>Map 4 Lot 5</u>
8	<u></u>	<u>Map 4 Lot 25</u>
9	<u></u>	<u>Map 4 Lot 37</u>
10	<u></u>	<u>Map 4 Lot 46</u>
11	<u></u>	<u>Map 4 Lot 53</u>
12	<u></u>	<u>Map 5 Lot 24</u>
13	<u>Farley, Ralph &amp; June</u>	<u>Map 1 Lot 83</u>
14	<u></u>	<u>Map 1 Lot 84</u>
15	<u>Hambleton, Michael</u>	<u>Map 6 Lot 56</u>

Signature of Selectmen/Assessors

Donald L. Jarrin  
William J. Jarrin  
James J. Jarrin

THIS FORM MUST BE TYPEWRITTEN  
AND SIGNED IN BLACK INK.



LOCATION MAP

95A 575-B

NOTES:  
1. ALL DISTANCES ARE IN FEET.  
2. ALL ANGLES ARE IN DEGREES.  
3. ALL CURVES ARE TO BE RUN BY THE METHOD OF TANGENT SIGHTING.  
4. ALL CURVES ARE TO BE RUN BY THE METHOD OF TANGENT SIGHTING.  
5. ALL CURVES ARE TO BE RUN BY THE METHOD OF TANGENT SIGHTING.

DATE

NOTES

1. ALL DISTANCES ARE IN FEET.  
2. ALL ANGLES ARE IN DEGREES.  
3. ALL CURVES ARE TO BE RUN BY THE METHOD OF TANGENT SIGHTING.  
4. ALL CURVES ARE TO BE RUN BY THE METHOD OF TANGENT SIGHTING.  
5. ALL CURVES ARE TO BE RUN BY THE METHOD OF TANGENT SIGHTING.

PLAN OF LAND

RALPH N. & JUNE B. FARLEY

HAMPTON FALLS, NH

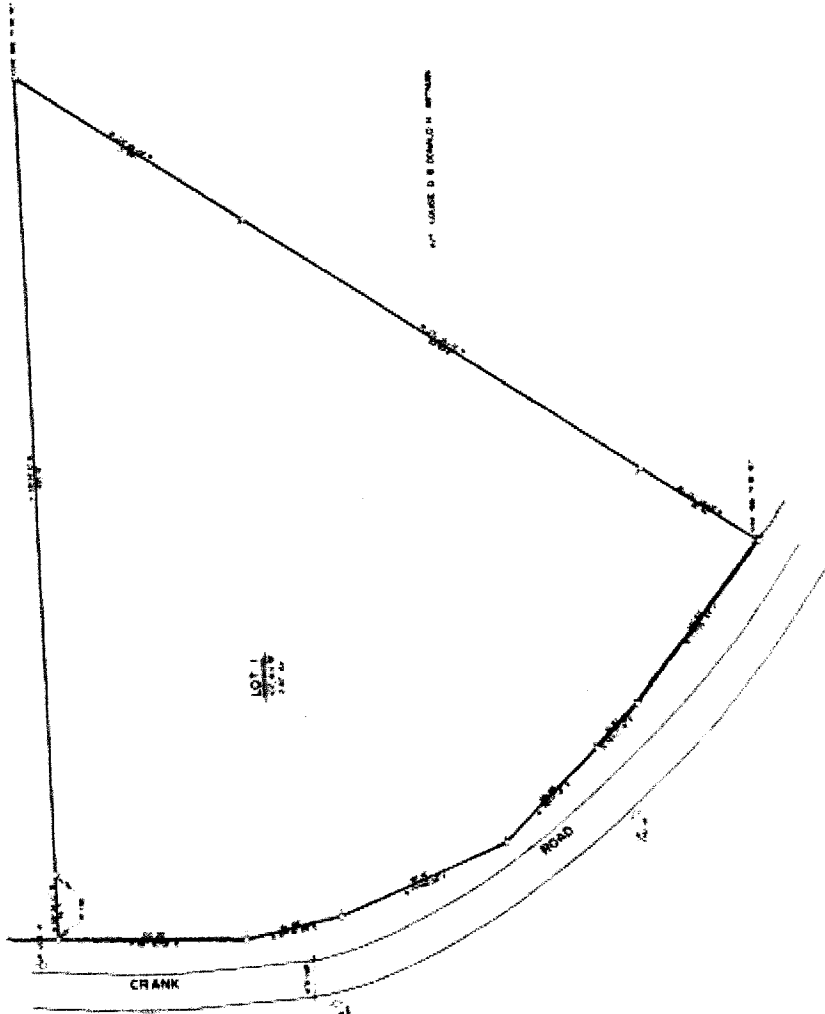
Successor Engineering Associates, Inc.

DATE: DECEMBER 1, 1978

DATE: DECEMBER 1, 1978



PLAN NO. 95-B



CRANK IS 8' DOWN TO 10' BENTON

BAR SCALE

D.15987

# 33 CRANK RD

**Location** 33 CRANK RD

**Mblu** 1/ 84/ / /

**Acct#**

**Owner** FARLEY RALPH M

**Assessment** \$17,400

**Appraisal** \$17,400

**PID** 156

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$17,400	\$17,400
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$17,400	\$17,400

## Owner of Record

**Owner** FARLEY RALPH M  
**Co-Owner** FARLEY JUNE B & LINDA  
**Address** 33 CRANK RD  
HAMPTON FALLS, NH 03844

**Sale Price** \$0  
**Certificate**  
**Book & Page** 5846/0997  
**Sale Date** 08/18/2017  
**Instrument** 1A

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FARLEY RALPH M	\$0		5846/0997	1A	08/18/2017
FARLEY RALPH M	\$0			1N	

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent**  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Attributes**

Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

## Building Photo



(<http://images.vgsi.com/photos/HamptonFallsNHPhotos//default>).

## Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

## Extra Features

Extra Features	Legend
No Data for Extra Features	

## Land

### Land Use

Use Code	1320
Description	RES ACLNUD
Zone	A
Neighborhood	
Alt Land Appr Category	No

### Land Line Valuation

Size (Acres)	3
Frontage	0
Depth	0
Assessed Value	\$17,400
Appraised Value	\$17,400

## Outbuildings



**Outbuildings****Legend**

No Data for Outbuildings

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$0	\$17,400	\$17,400
2016	\$0	\$17,400	\$17,400
2015	\$0	\$17,400	\$17,400

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$17,400	\$17,400
2016	\$0	\$17,400	\$17,400
2015	\$0	\$17,400	\$17,400

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## Metes and bounds description, RCRD PLAN D3571, 33 Crank Road

A certain tract of land with the buildings and improvements thereon located on the northerly side of Crank Road in the Town of Hampton Falls, County of Rockingham, State of New Hampshire, containing 2.55 Acres more or less as shown on a plan entitled "Plan of Land, Ralph M. & June B. Farley, Crank Road, Hampton Falls, NH" dated Nov 16, 1972 and recorded at Rockingham County Registry of Deeds as Plan No. C3571, bounded and described as follows:

Beginning at the southwesterly corner of the within described premises, on the northerly side of Crank Road and at the southeasterly corner of land now or formerly of Clarence E. Michels as shown on said plan; thence running by remains of barbed wire fence on a bearing N 21°-37' W a distance of 114.21 feet to a point marked by a found iron pipe; thence continuing by said fence remains N 20°46'W a distance of 180.40' feet to a point; thence running by a stone wall N 22°17' W a distance of 172.95 feet to a point, the last three courses being by land of said Michels as shown on said plan; thence turning and running by land now or formerly of Wilbur H. Payson N 59°18' E a distance of 103.41 feet to a point; thence turning and running by existing stone wall and fence and said land of Payson S 44°32' E a distance of 216.18 feet to a point; thence running by remains of wire fence and land now or formerly of John J. & Ceslava Starvish S 46°05' E a distance of 193.72 feet to a point marked by a set iron pipe; thence continuing by said fence remains S 45°14' E a distance of 103.43 feet to a point marked by a set iron pipe; thence continuing by said fence remains S 45°14' E a distance of 103.48 feet to a point marked by a set drill hole; thence running by a stone wall across a ditch and through an opening in the wall S 48°07' E a distance of 61.62 feet to a point marked by a set drill hole and continuing by said stone wall S 47°00' E a distance of 51.81 feet to a point marked by a set drill hole at said Crank Road, the last five course being by said land of Starvish as shown on said plan; thence turning and running by the northerly sideline of Crank Road to the point of beginning, by four courses shown on said plan as follows: on a non-tangent curve to the left with a radius of 360 feet an arc length of 124.32 feet, crossing a ditch, to a point; thence by a stone wall N 77°45' W a distance of 106.71 feet to an angle in the wall; thence by said wall S 78°36' W a distance of 150.22 feet to a point; thence S 73°00' W a distance of 79.32 feet to the point of beginning.

Stockton Services  
PO Box 1306  
Hampton, NH 03843-1306  
(603 929-7404)

RE: Hampton Falls Tax Map 1 Lot 84

July 26, 2018

To whom it may concern:

Based on my experience as a licensed land surveyor and septic system designer in the State of New Hampshire, I have been asked to evaluate the potential for subdivision of property owned by Linda Farley opposite the home located at 33 Crank Road in Hampton Falls, shown as Map 1 Lot 84 on the Hampton Falls tax maps. For the purposes of this evaluation, I assume the land in question to be as shown on a survey recorded at Rockingham County Registry of Deeds as Plan No D15987. My area calculations are based on GIS mapping developed by NH GRANIT, which is derived in part from the USDA-NRCS Rockingham County Soil Survey. More accurate mapping could be generated by on-site delineation by a qualified wetland scientist and subsequent field survey of the soil boundaries marked on the ground, but I question whether such an expense is warranted. Based on my brief visit to the site, it is my opinion that the conclusions to be drawn from actual field assessment would be essentially the same as I describe below.

According to the mapping reviewed, no more than 10% of the property shows soil types that can be considered suitable for development, and half of that area is labeled as marginal ("moderately well drained or somewhat poorly drained). 40% of the total area is listed as very poorly drained, which cannot be counted toward the minimum lot size requirement under current and former NHDES (State) regulations. The remaining 50% of the total area is mapped as poorly drained, where development is prohibited under both Hampton Falls and NHDES rules. The pond on the property is considered a Prime Wetland by the Town of Hampton Falls, which triggers a 100' setback requirement from both the pond itself and the adjacent poorly drained soils, effectively prohibiting construction anywhere on the property. A sketch plan illustrating the distribution of soil types accompanies this letter.

If considering this tract as a potential building lot at its present size and configuration, an additional impediment arises in the fact that when the lot was created in 1968, subdivision approval was required by both Hampton Falls and NH Water Supply and Pollution Control Commission (now known as NHDES). To the best of my knowledge, neither of these required approvals were obtained at the time. Based on the evidence at hand, the property does not now and likely did not then meet State requirements for lot size, nor does it qualify as suitable for septic disposal under either State or Town regulations.

Based on these and other regulatory restrictions not listed here, it is my professional opinion that it would be both unreasonable and futile to seek approval for any type of subdivision of this property. A lot line adjustment by definition requires an existing boundary line to be removed when a new line is created; that is not possible in this case because the parcels proposed to be combined are not contiguous. A new line would need to be added to create a parcel around the pond that would a) be an illegal lot in its own right, and b) make the remaining land area less than the 2 acre minimum required by Hampton Falls. The chances of obtaining approvals to build a house and septic system on the property as it currently exists are uncertain at best and highly unlikely in my opinion. Whatever hope there might be that the soil mapping is incorrect or that waivers and variances could be obtained to allow a dwelling to be built here would surely be extinguished by making the existing non-conforming lot even more non-conforming.

Although this tract appears unsuitable for division or even for residential use, it has been considered in past valuations to have considerable agricultural value, as evidenced by the attached assessment card from 1987.



Anne W. Bialobrzewski

NHLLS#752

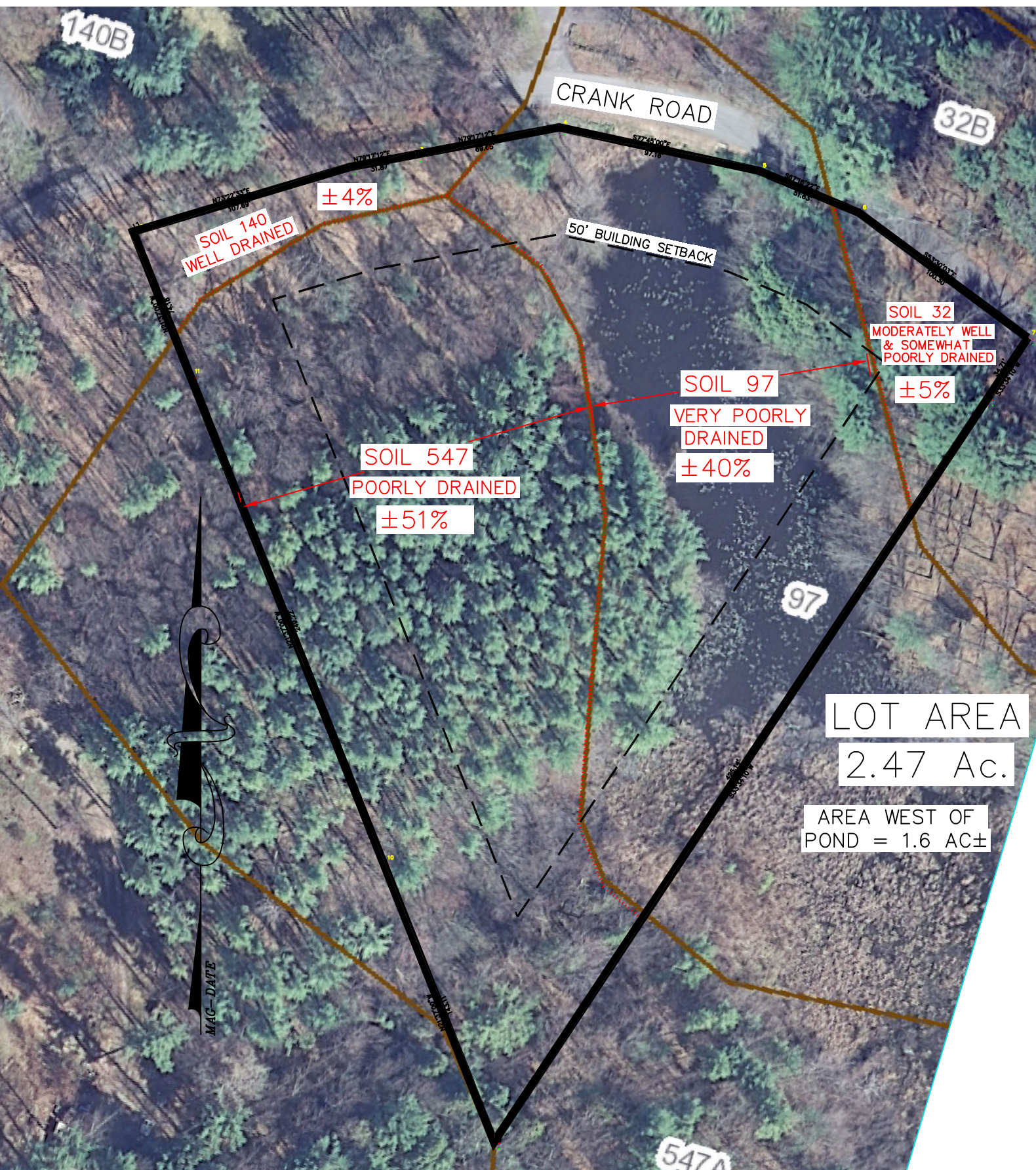
NHDES Septic Designer #348

Stockton Services





SKETCH OF SOIL DISTRIBUTION WITH AERIAL  
PHOTOGRAPHY FROM NH GRANIT DATA MAPPER  
FARLEY PROPERTY HAMPTON FALLS TAX MAP 1 LOT 84  
PREPARED BY STOCKTON SERVICES 07-25-18





00001  
00084  
~~00000~~

47

~~APPRAISED BY TD00 CA 07/10/87 87306~~

~~CASD~~

~~105-1~~

$\text{get\_parent\_name}(\text{node}) \rightarrow \text{parent\_name}$

000000

COST MARKET CONSTRUCTION DETAIL			COST MARKET VALUE					DEPRECIATION				VALUE SUMMARY		
ELEMENT	CODE	DESCRIPTION	TYPE/MODEL	EFF. AREA	UNDEPRECIATED VALUE	YR. 1/2	NORM.	ECON. FUNCT.	OTHER	% COND.				
EXT. WALL	1		3000											
	2													
ROOF STRUCTURE														
ROOF COVER														
INT. WALL	1													
	2													
INT. FLOORING	1													
	2													
HEATING FUEL														
HEATING TYPE														
AIR COND. TYPE														
			EFFECTIVE BASE RATE			CRANK			RD					
												DEPRECIATED BUILDING VALUE		
												VALUATION BY	MARKET	
												TOTAL DEPR. CB VALUE		
												TOTAL DEPR. XF VALUE		
												TOTAL LAND VALUE MARKET	56,400	
												TOTAL LAND VALUE-AGRICULT.	-56,400	
												INCOME APPROACH VALUE		
												TOTAL AGRICULTURAL VALUE-CARD	-56,000	
												TOTAL AGRICULTURAL VALUE-PARCEL	-56,000	
												TOTAL COST-MARKET VALUE: CARD	56,400	
												TOTAL COST-MARKET VALUE: PARCEL	56,400	

VACANT	99	VACANT LAND
--------	----	-------------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOTAL ADJUSTED AREA	UNDEVELOPED COST/MARKET VALUE

0001 0084 0000  
FARLEY RALPH M & JUNE B

CRANK RD  
HAMPTON FALLS NH 03844

INDICATED VALUE						INDICATED SALES PRICE
OFFICE RECORD		DATE		TYPE		
#	BOOK	PAGE	MO	YR	WEEK	
1						
2						
3						
4						
5						

NOTES

TOTALS		OUT BUILDINGS/EXTRA FEATURES		DATE	ANNUAL DEPR RATE	PCT COND	CHRG DEPR VALUE	L	BUILDING TRAVERSE	POND FAIR MARKET=56400	
LINE NO	DESCRIPTION	UNITS	UNIT PRICE	ON				5			
		.	.						1		
		.	.						2		
		.	.						3		
		.	.						4		
		.	.						5		
		.	.						6		
		.	.						7		
		.	.						8		
		.	.						9		

LAND CODE	LAND DESCRIPTION	ZONING	FRONTAGE	DEPTH	TOTAL LAND UNITS	UNIT TYPE	UNIT PRICE	RELIABLE FACTOR	SPECIAL ADJUST	NOTES AND OTHER ADJUST		TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE
										SPECIAL LAND CALC				
7180	PASTURE	A			300AC		18,80000	100C	100CU	0012000	100		18,80000	56,400
					.		.						.	
					.		.						.	
					.		.						.	
					.		.						.	

TOTAL AREA

2004

MARKET VALUE AGRICULTURAL

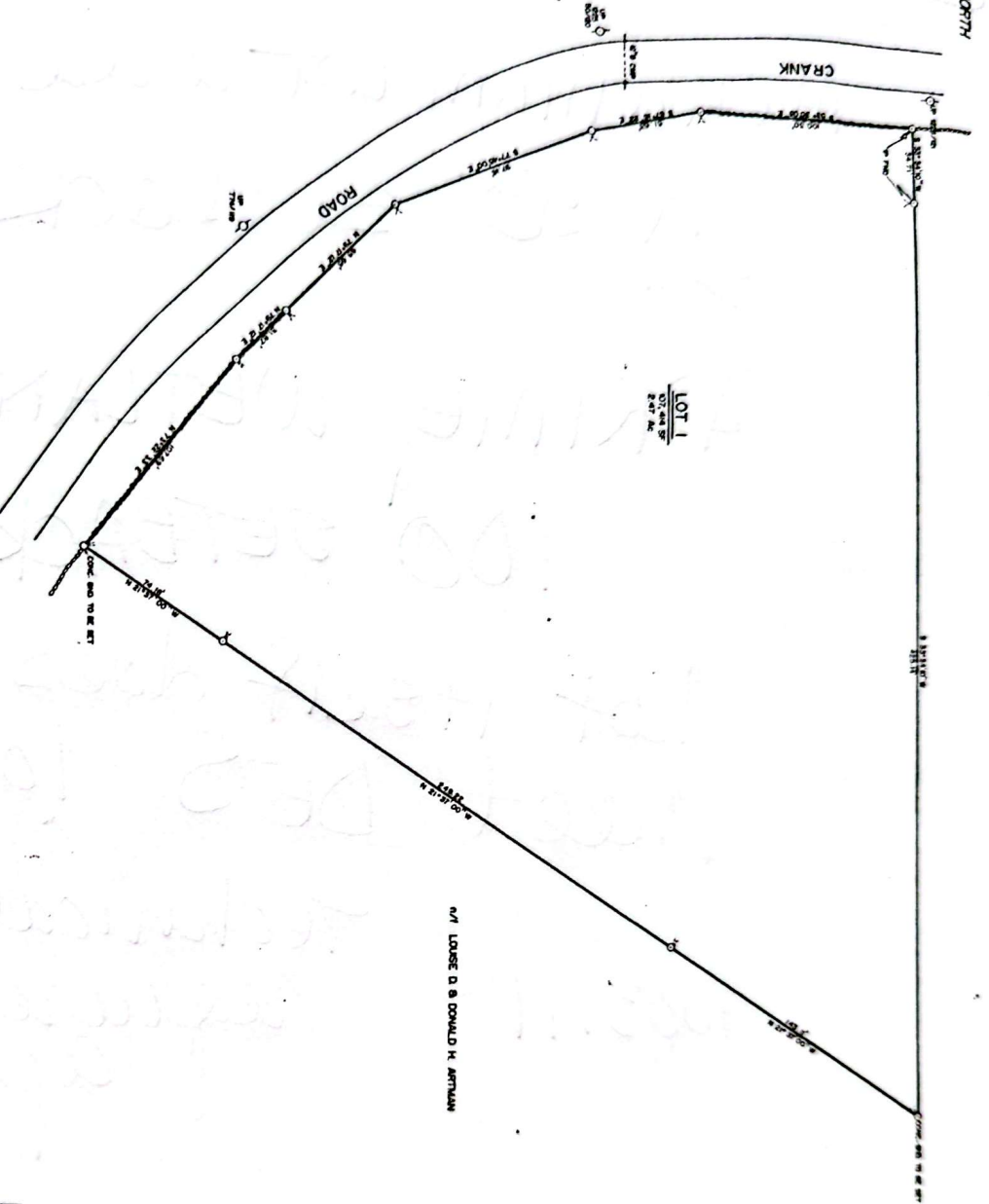
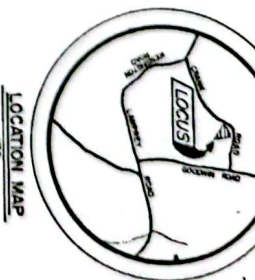
-56,000

## MARKET VALUE

56,400

S OF BEARING IS MAGNETIC NORTH  
IN DECEMBER 2, 1986

N.1 CRANK CREEK TRUST



LOT 1  
0.0748 AC  
2.07 AC

N.1 LOUSE D & DONALD H. JARMAN

NOTES

1. SHOWN TRAILING DIVISION OF CLOSING & LOTS TRAIL 1
2. BEARING & DISTANCE
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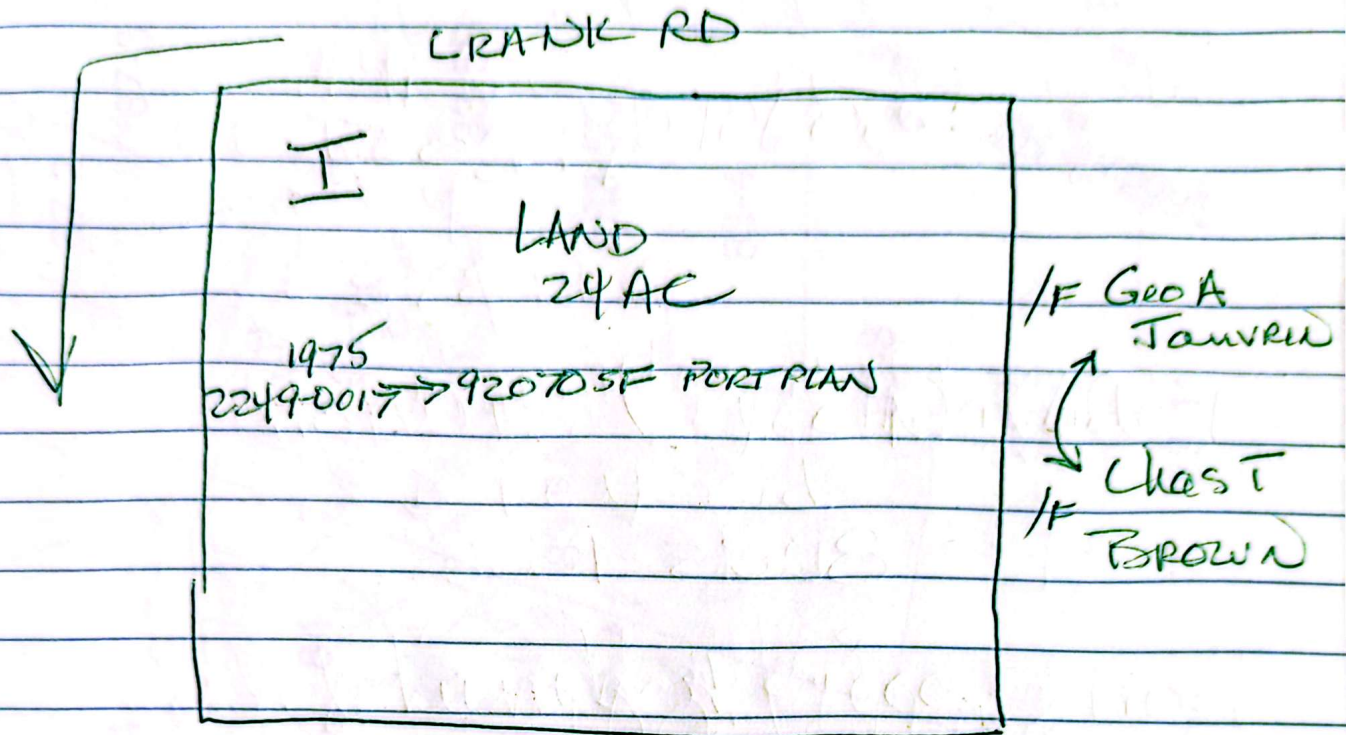


PLAN OF LAND	
FOR	
RALPH M. & JUNE B. FARLEY	
HAMPTON FALLS, NH	
Succor Engineering Associates, Inc.	
1. LARSEN ROAD	
CHARTER BY NE STEVEN	CHECKED BY SV RCE
DATE: DECEMBER 2, 1976	SCALE: 1" = 50'

D.15987

Base my findings on the acceptance of this plan 815 Newfells

921-099 1937



1/F Levi Jensen

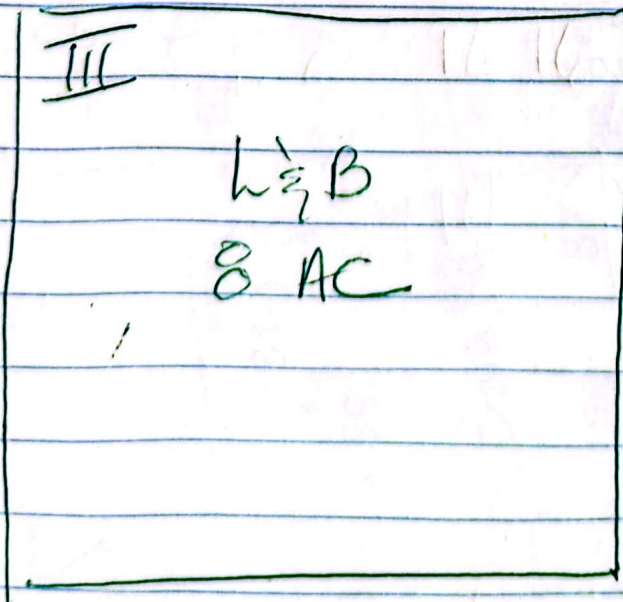
1/F Saml Leavitt

FRANK R PEVEAR

ALBERT YOUNG

II 2 AC  
1951 ↓ 1965-171  
Walter Ladd

N/F  
STEPHEN  
BROWN





61

12

83-6





33 CRANK RD

Map 1 Lot 64 Farley, Ralph M  
5846-997

Map 1 Lot 84  
5846-997

1939-115-0826  
1968

921-099

estate Charles D  
Hawley

778-247

690-292

Henry & Albie F.  
O'Neil

1914 ↑ 684-185

Minnie & Thomas  
Bailey

24 AC  
667-294 580-277  
\$ 627-208

selected  
TEE Levi-Jenness

1846 325-108 SAC ← Saml Pever  
12 R S/SCRANK RD

1844 313-431 11 AC 32R ← Saml Pever  
Pasture S/SCRANK RD

1841 320-392 SAC ← Saml Pever  
N/S Crank Rd

Joseph  
Samuel Pever  
1839 ↑ 296-223

Joseph Philbrick  
estate Daniel  
Pever

discharge 120 AC mortgage

homestead  
Levi-Jenness



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **I, Linda Farley**, a single person, of 33 Crank Road (I thought she didn't live here), Hampton Falls, County of Rockingham and State of New Hampshire 03844, for consideration paid, grant to, **Lamya A. Forghany and-and Tara Emmet**, a married couple, with a mailing address of 105 Bennington Street, Haverhill, Massachusetts, all-all? *as joint tenants with rights of survivorship*, the following described premises with WARRANTY COVENANTS:

A certain tract of land with the buildings and improvements thereon located on the northerly side of Crank Road in the Town of Hampton Falls, County of Rockingham, State of New Hampshire, containing 2.55 acres more or less as shown on a plan entitled "Plan of Land, Ralph M. & June B. Farley, Crank Road, Hampton Falls, NH" dated Nov 16, 1972 and recorded at Rockingham County Registry of Deeds as Plan No. C-3571, bounded and described as follows:

Beginning at the southwesterly corner of the within described premises, on the northerly side of Crank Road and at the southeasterly corner of land now or formerly of Clarence E. Michels as shown on said plan; thence running by remains of barbed wire fence on a bearing N 21°-37' W a distance of 114.21 feet to a point marked by a found iron pipe; thence continuing by said fence remains N 20°46'W a distance of 180.40' feet to a point; thence running by a stone wall N 22°17' W a distance of 172.95 feet to a point, the last three courses being by land of said Michels as shown on said plan; thence turning and running by land now or formerly of Wilbur H. Payson N 59°18' E a distance of 103.41 feet to a point; thence turning and running by existing stone wall and fence and said land of Payson S 44°32' E a distance of 216.18 feet to a point; thence running by remains of wire fence and land now or formerly of John J. & Ceslava Starvish S 46°05' E a distance of 193.72 feet to a point marked by a set iron pipe; thence continuing by said fence remains S 45°14' E a distance of 103.43 feet to a point marked by a set iron pipe; thence continuing by said fence remains S 45°14' E a distance of 103.48 feet to a point marked by a set drill hole; thence running by a stone wall across a ditch and through an opening in the wall S 48°07' E a distance of 61.62 feet to a point marked by a set drill hole and continuing by said stone wall S 47°00' E a distance of 51.81 feet to a point marked by a set drill hole at said Crank Road, the last five course being by said land of Starvish as shown on said plan; thence turning and running by the northerly sideline of Crank Road to the point of beginning, by four courses shown on said plan as follows: on

a non-tangent curve to the left with a radius of 360 feet an arc length of 124.32 feet, crossing a ditch, to a point; thence by a stone wall N 77°45' W a distance of 106.71 feet to an angle in the wall; thence by said wall S 78°36' W a distance of 150.22 feet to a point; thence S 73°00' W a distance of 79.32 feet to the point of beginning.

Meaning and intending to describe the same premises conveyed to the Grantor and others in a deed dated August 10, 2017, and recorded at Book 5846, Page 999, in the Rockingham County Registry of Deeds. June B. Farley died on 12/02/2017 and her death certificate is recorded in Book 5884, Page 1844. Ralph M. Farley died on 12/13/2017 and his death certificate is recorded at Book 5884, Page 1845.

Also conveying the benefit of exclusive use and enjoyment of the pond on ~~the~~ other land of the Grantor located on the southerly side of Crank Road as long as it is kept in its natural state.

~~June B. Farley died on 12/02/2017 and her death certificate is recorded in Book 5884, Page 1844. Ralph M. Farley died on 12/13/2017 and his death certificate is recorded at Book 5884, Page 1845.~~

This is not the homestead property of the Grantor.

Executed this 30<sup>th</sup> day of July, 2018. closing today?

---

Linda Farley

STATE OF NEW HAMPSHIRE  
ROCKINGHAM COUNTY

On this 30<sup>th</sup> day of July, 2018, personally appeared, before me, Linda Farley, personally known to me or proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same as her free act and deed. Before me,

---

Notary Public



1975 1974

TOWN OF HAMPTON FALLS

1975 REAL ESTATE ASSESSMENTS

Underhill, Walter H. & Mary C.	L/B	\$ 44,350	\$ 20,600
Vatcher, George & E. Irene	L/B	28,950	6,300
Veilleux, J.R.	L/B	26,300	6,450
Vigneau, George & Elinor	L/O	8,450	400
" " " "	L/B	39,300	13,900
Village Green Country Store, Inc.	L/B	62,900	21,340
Wadleigh, William	L/O	11,500	1,600
Wagner, Imogene A.	L/B	40,350	16,580
Walker, David R. & Jean M.	L/O	9,600	400
Walker, Mrs. Ralph	L/O	2,900	275
Walker, Robert & Lillian	L/B	52,000	25,550
Walton, Frank & Thelma	L/B	32,750	8,650
Walton, Tristram	L/O	9,600	500
Ward, Mildred	L/O	3,350	400
Wardwell, Cyrus	L/O	1,600	300
Warfield, Earl & Katherine	L/O	11,300	3,000
" " " "	L/B	90,800	20,200
Waugh, Thomas	MH/O	950	400
Weaver, Joan	L/O	9,600	1,400
Webb, Gordon W. & Carol & Batchelder			
Alice	L/B	51,650	23,000
Wellington, Virginia	L/O	20,200	3,875
Wheelen, Elizabeth	L/B	37,750	16,500
Wheeler, Marton	L/B	58,650	19,200
Wheeler, Sidney L. & St. Laurent			
Roger	L/B	14,200	2,000
Whitting, George & Yvonne	L/B	48,700	12,400
Whittemore, Mary	L/B	112,250	42,950
Wilbur, Bernard & Mary	L/B	13,150	2,200
Wilde, Frederick E. & Dorothy C.	L/B	45,000	21,400
Wildes, C. Stanton & Diane A.	L/B	44,300	12,850
Williams, Janice	L/B	59,600	22,550
Winn, Richard H. & Elaine B.	L/O	6,100	.....
" " " " " "	L/B	45,800	20,870
Withey, Enterprises Inc.	L/O	25,450	2,000
Wojick, Richard A. & Pamela	L/B	55,200	23,000
Woodburn, Pearl	L/O	200	140
Woodes, Robert	L/B	26,000	11,800
Woodworth, Helen	L/B	28,100	1,200
Wright, Jeanne A.	L/B	110,200	27,750
Yankee Greyhound Inc.	L/B	155,700	48,140
Yeston, Vinton L., Jr. & Winifred A.	L/B	29,550	.....
(Yeston, Vinton & Mildred)		.....	8,200
York, Betsy	L/O	50	.....
(York, Bessie)		.....	600
York, Bessie	L/O	50	.....
" " " "	L/O	50	.....
" " " "	L/O	250	.....
York, John & Jessie	L/O	1,850	1,250
Young, George A.	L/B	35,200	9,150
Young, Ida	L/B	24,000	5,250
Yuskiewicz, Edward J. & Betty	L/B	45,400	22,200

PUBLIC UTILITIES

Exeter Hampton Electric)	689,348	234,661
Northern Utilities Inc.)	10,250	6,400

This booklet contains the names of the owners of real estate in the Town of Hampton Falls as of April 1, 1975, together with the amounts for which each property was assessed for tax purposes as of April 1, 1974.

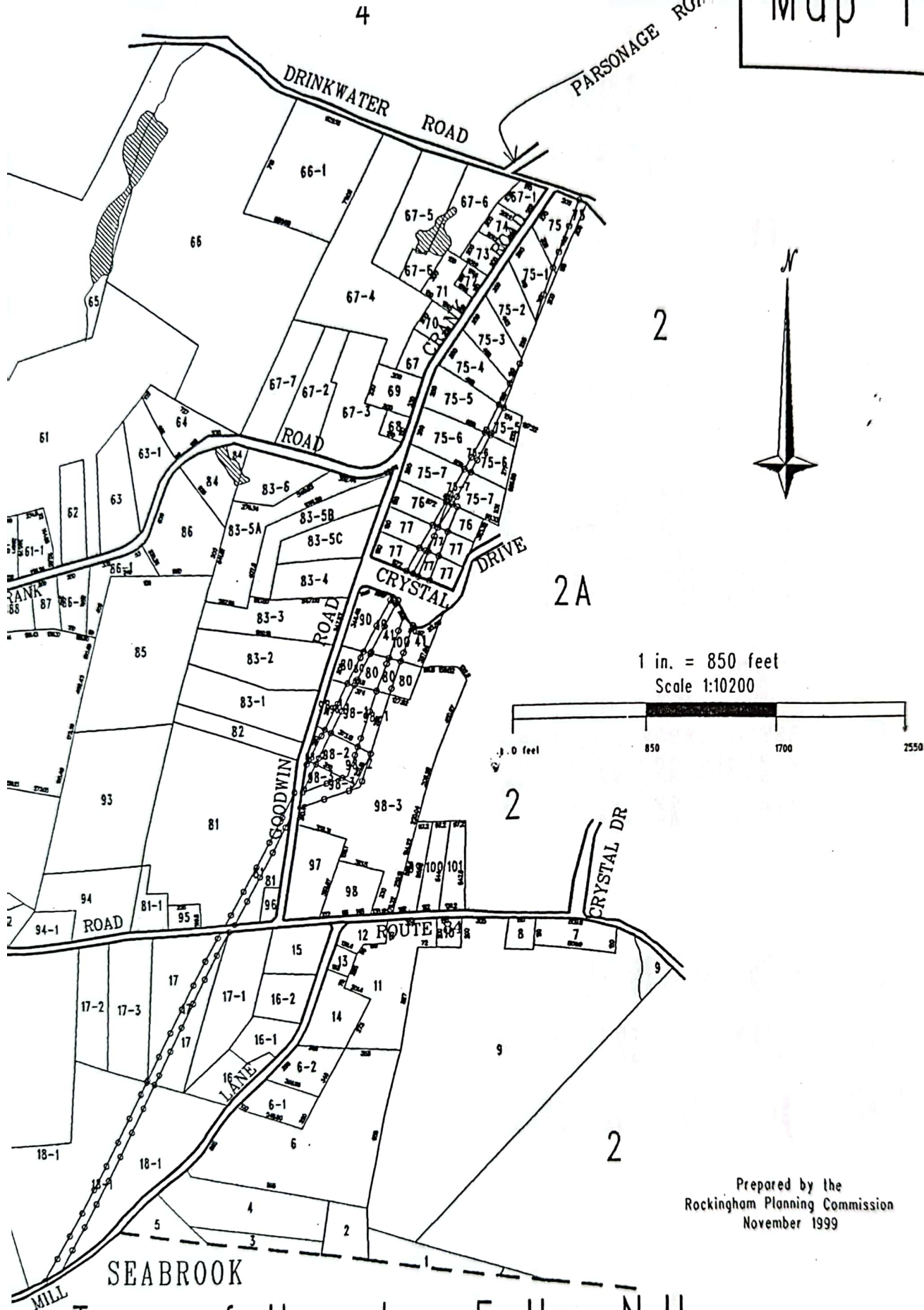
The assessed valuations for this year were based by the Selectmen on appraisals made by appraisers employed by the Department of Revenue Administration. The 1975 assessment figure represents the appraised full value (sound value) of the property, the purpose being to equalize all individual assessments on this basis. Property record cards containing a description of each piece of property including the basis of the appraisal are on file at the office of the selectmen. These cards may be examined by any interested party.

If any property owner believes the assessment on his property this year is in excess of its full market value he may appeal to the Selectmen, in writing, for abatement within four months of the receipt of his tax bill. Forms for this purpose may be obtained from the Board of Selectmen. Upon refusal of the Selectmen to make such abatement he may, within six months of the receipt of this tax bill, upon payment of a \$10.00 application fee, appeal to the Board of Taxation, State of New Hampshire, Concord, New Hampshire or in lieu of appealing to the Board of Taxation he may appeal by petition to the Superior Court of Rockingham County. An election by an applicant to appeal to the State Board of Taxation shall be deemed a waiver of any right to petition the Superior Court. In the case where an appeal is made to the State Board of Taxation, a review appraiser will be assigned to investigate the appeal or members of the Board of Taxation will review the property themselves.

For purposes of economy and efficiency the Board of Taxation will allow appeals made to it to accumulate until the six month period for filing has expired so that all properties may be examined at the same time. Examination will be made as soon thereafter as other commitments will permit.

It is called to your attention that interest at 9% per annum will be charged on all property taxes not paid by the due date specified on the tax bill and the filing of a request for review of assessment will not waive this penalty.

Donald Janvrin, Chairman  
Jerome Healey  
William Marston  
Selectmen of Hampton Falls



Prepared by the  
Rockingham Planning Commission  
November 1999

Town of Hampton Falls, N.H.  
Rockingham County

1999



1987

OWNER'S NAME	MAP	LOT	PLOT
EXETER EIGHTY-EIGHT REALTY	0004	0036	0000
EXETER TWO FOURTEEN REALTY TRS	0006	0067	0000
FALLON JAMES & MARY JANE	0008	0045	0000
FALLS GARDEN CONDOMINIUM	0008	0052B	0001
FALLS GARDEN CONDOMINIUM	0008	0052B	0002
FARLEY RALPH M & JUNE B	0001	0064	0000
FARLEY RALPH M & JUNE B	0001	0084	0000
FERREIRA FRANCIS J & ANN M	0005	0001	0000
FERWERDA MARTIN	0001	0089	0000
FERWERDA MARTIN	0001	0091	0000
FINCKE RANDALL	0004	0046	0003
FISCHER KEVIN B	0007	0039	0000
FITZGERALD PAUL & PAMELA	0005	0046	0000
FLORIO FRÉD F &	0004	0029	0007
FOGARTY JAMES W & DOROTHY V	0001	0007	0000
FOGG HARVEY & HULDAH & GRACE	0002	0117	0000
FOLEY DENNIS W & KIM	0001	0074	0000
FOLLANSBEE HAROLD C & FRANCES	0002	0061	0002
FORD LAWRENCE E	0008	0043	0000
FOSTER ALAN A	0001	0100	0000
FOSTER RALPH E & SUZANNE I	0001	0067	0000
FOTHERGILL & HUBBARD PRNERSHP	0004	0046	0017
FOTHERGILL WILLIAM J &	0004	0046	0016
FOTHERGILL WILLIAM J &	0005	0024	0004
FRANCIS DEVELOPMENT CORP	0001	0044	0000
FREEMAN ROBERT C & LEONA M	0008	0068	0000
FRITZSCHE VIRGINIA B	0008	0070	0000
FROST ROBERT & JANET	0006	0030	0001
FRYKLUND DAVID & LINDA	0001	0104	0000
FULLER FRANKLIN	0002	0050	0000
GABRIEL MICHAEL W &	0006	0041	0003
GAETA MICHAEL JR & LARAINÉ J	0008	0018	0000
GAGALIS ROBERT	0004	0046	0002
GAGNON RAYMOND J	0002	0008	0000
GALE ROBERT G & CLARE D	0004	0005	0002
GANNON ROBERT F & KATHERINE M	0004	0024	0001
GAUDETTE MIRIAM	0005	0033	0000
GAULIN LINDA M	0005	0035	0000
GAURON MARK	0001	0061	0001
GEARY RICHARD A & LYNNE M	0005	0027	0000
GEIB F JOANNA	0008	0067	0000
GENTHNER JOHN R	0008	0077	0001
GHIGLOTTI GARY	0004	0007	0002
GILBERT THELMA	0001	0068	0000
GLOVER BEVERLY	0006	0047	0000
GODFREY BRUCE & GLORIA & DORIS	0008	0082	0000
GOLDEN JOHN & MARTHA	0001	0065	0001
GOODWIN EDWARD W &	0006	0058	0000
GOODWIN HAMPTON FALLS TRUST	0001	0097	0000
GORDON JANET	0004	0002	0001A
GORMLEY THOMAS R & JULIA C	0001	0044	0001
GRADY JOSEPH	0001	0083	0005C
GRAHAM CHARLES	0001	0083	0006
GRAY IRVING R & PAULA	0006	0058	0002
GRAY IRVING R & PAULA	0006	0058	0003
GREENHOUSE REALTY TRUST	0007	0050	0000
GROULEAU RICHARD & DIANE	0001	0010	0000
GRUHN WANDA	0001	0028	0000
GURNHAM JEFFREY & BETTY	0005	0051	0006
GUSTAVSON ARVID & SHIRLEY JR	0001	0075	0002
H F DEPOT REALTY TRUST	0008	0083	0010
H F SHOPPERS VILLAGE CONDOS	0008	0087	0001B
H F SHOPPERS VILLAGE CONDOS	0008	0087	0001D
H F SHOPPERS VILLAGE CONDOS	0008	0087	0001H
HAGGART ANN	0008	0087	0001H
HAILE ROBERT M & MARSH	0008	0087	0001H